

A BILL

IN THE COUNCIL OF THE DISTRICT OF COLUMBIA

To declare the existence of an emergency with respect to the need to protect child development facilities from the termination of their real property leases without adequate notice.

RESOLVED BY THE COUNCIL OF THE DISTRICT OF COLUMBIA, That this resolution may be cited as the “Child Development Centers Notice To Quit Emergency Declaration Resolution of 2019”.

Sec. 2. (a) Child development centers play critical roles in the lives of District of Columbia children and families they serve by providing easily accessible and essential resources, including daily meals, computer and internet access, diapers, mental health counseling, tutoring, mentoring, libraries, and other important developmental supports. Without child development facilities, many children and families might otherwise go without some or all of these vital services.

(b) The consistent and convenient location of child development facilities is critical to ensuring their effective support of District children and families. Child development facilities often lack bargaining power regarding the terms and renewal of their leases.

(c) The sudden termination of a lease or eviction of a child development facility would create unanticipated, exorbitant costs and a potential disruption of services, which will ultimately adversely impact the lives of vulnerable District children and families.

31 (d) This emergency legislation will ensure District children and families have
32 continued access to essential resources provided by child development facilities by prohibiting
33 the termination of a lease by the landlord unless the landlord provides the tenant with a 180-day
34 notice in writing asserting the landlord’s intention to quit. The notice shall expire on the first day
35 of the month at least 180 days after the date of the notice. This requirement shall apply to any
36 lease involving a child development facility, even if the original lease term has expired, provided
37 that the tenant continues remitting rent to the landlord in an amount equal to the sum required by
38 the lease.

39 (e) It is important that this bill be enacted to protect vulnerable District children and
40 families by ensuring their continued, unfettered access to necessary resources.

41 Sec. 3. The Council of the District of Columbia determines that the circumstances
42 enumerated in section 2 constitute emergency circumstances making it necessary that the Child
43 Development Facility Notice to Quit Emergency Amendment Act of 2019 be adopted after a
44 single reading.

45 Sec. 4. This resolution shall take effect immediately.